

# SOUTHEAST SECTION NOW EXPERIENCING ITS BIGGEST BOOM

Elimination of Grade Crossings and Cross-Town Car Lines Help.

BUILD 500 RESIDENCES SINCE FIRST OF YEAR

Great Demand for Moderate-Priced Houses—Large Amount of Property Available.

More than 500 residences have been built in the southeast section of Washington since the first of the year. Of the number completed fully 90 per cent are occupied.

It is this condition of affairs that is responsible for the preparations that are being made for the carrying out of an even more extended building program during the remainder of the year. It is likewise this condition that justifies the statement that the southeast is to be classed with the northeast section in the extent of opportunities for investment offered, and the safety with which they may be made.

The demand for moderate-priced residences, which constitutes the foundation of the general building activity that has made itself felt in the Capital since the panic of 1907, has, of course, been largely responsible for the growth of the southeast section. There is a large amount of vacant ground in the section which has been and still may be used to satisfy this demand.

In the final analysis, however, a factor more potent than the mere existence of available ground has been back of the unusual development.

**Improvements Cause Growth.**  
Stated briefly, the chief stimulus of the growth has consisted in the improvements made in the section. These have made it a far more desirable residential locality than it was even a year ago.

Decidedly improved conditions, which were ushered in as far back as the completion of Union station, commenced the growth of the section as a popular one with the home-seeker. These have been augmented by other improvements, completed only during the past few months, and having the effect, continuously, of bringing to the advantage of the section as one in which to live.

For this reason it is probable to suppose that the height of demand for homes in the southeast has not been reached, which makes it fairly certain that the investor and builder will incur less risk now than before on speculations made in the southeast section.

**Union Station Helps.**  
The first big improvement made in the section, which immediately set the tide in toward a demand for homes, came with the abolition of the railroad tracks when the tunnel to Union station was completed. This was coincident with the opening of the station.

Formerly parents found objection to living in the southeast because, in many instances, their children had to cross the railroad tracks on the way to school. This was a feature which did not exist to such an extent in the northeast section, and it undoubtedly retarded the southeast's growth to no slight extent.

When the tracks were taken up and the objection removed the effect on the territory adjoining was noticeable at once. And the street improvements, which the tracks were laid began to be improved, so that the demand for houses upon them recorded a substantial increase. This was especially true of L street and Pennsylvania avenue.

Undoubtedly the greatest recent improvement, and perhaps the greatest of them all, is the construction of the cross-town car line, which will enable passengers to travel from the Navy Yard to Chevy Chase. While service on this line has not yet been installed, anticipation of it has already done much toward increasing property values and bringing on the semblance of a building boom in the southeast section.

**Railway Enhances Property.**  
The line extends from the Navy Yard to Eighth street, thence to Florida avenue, and the loop at Chevy Chase bridge. In every portion of the territory through which it passes in the southeast, property has felt the touch of an increased demand, which promises to become accentuated when the line is put into operation.

A cross-town car line already in service, which has had practically the same effect upon the demand for land, attended by no little amount of the Brookland line. This passes Union station and connects with the Anacostia line.

Another new line is that on H street. On G street, increased car facilities have been installed. No section of Washington has been more improved during the past year by the enlargement of transportation facilities than the southeast.

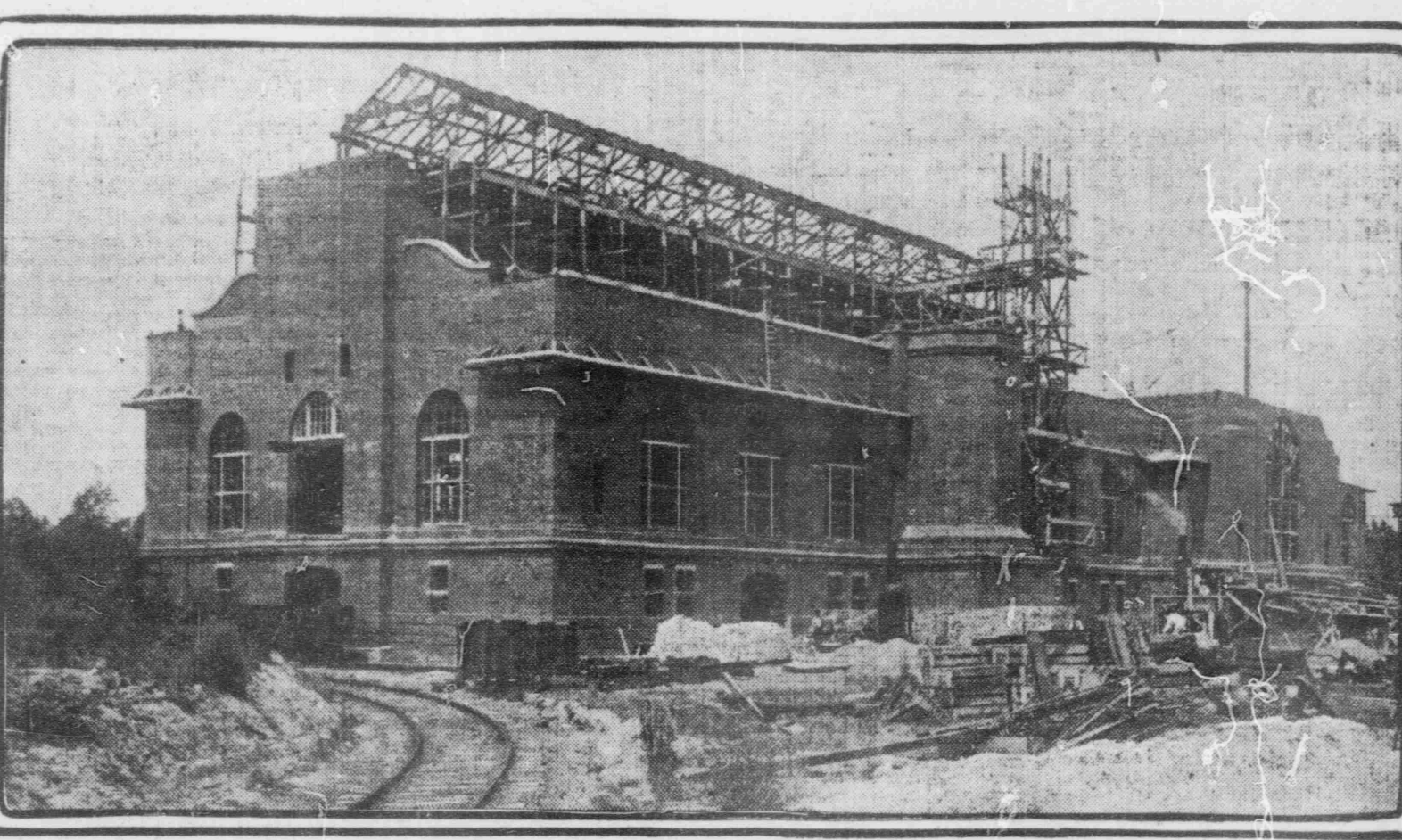
As far as street improvements go, however, they have not been confined to railway extension. Paving has played a conspicuous part in the development. An example of this is afforded by South Carolina avenue. This street has been paved as far as Fifteenth street, and has a width of 150 feet. A year ago wagon wheels would sink almost to the hub on this now up-to-date thoroughfare.

**Great Amount of Building.**  
Speaking generally, the greatest amount of building has taken place where the greatest amount of vacant ground has been found closest to the greatest improvements. This is not very definite, for the reason that the improvements have been made in every part of the section, and, likewise, the building has been carried on in every part.

Especially, however, building has been heavy on Fifteenth, East Capitol, and A streets, south of Lincoln park. The houses constructed in this section have averaged on an average of from \$2,500 to \$3,000.

In addition, a large number of residences have been built on the north side of the section, between Third and Fourth streets, near Pennsylvania avenue. B street, between Thirtieth and Thirtieth streets, Second and Third streets, Thirtieth street, near Pennsylvania avenue, and E street, between Third and Fourth streets.

# NEW POWER PLANT FOR CONGRESSIONAL BUILDINGS



VIEW OF GIGANTIC WORKS NEARING COMPLETION.

## MAY QUIT BUILDING APARTMENT HOUSES

Slump in This Branch Expected in Fall Realty Program.

That apartment houses will show a falling off in the fall's building program is the belief of a large number of local real estate dealers and contractors. The reason is attributed to the fact that apartment houses have figured to an unusual extent in the building that has been set on foot since the first of the year, and there is no desire to even approach the high-water mark of demand for structures of this type.

At least, there is no desire to approach it as long as the demand for moderate-priced residences continues. And this demand is thundering along at a clip that never was equaled before in the Capital's real estate market.

"All of the apartments that have been put up this year," said a prominent dealer today, "have been filled with tenants without any difficulty, and the apartment house market is good, as far as that goes. The demand for residences is so strong, however, that indications point to contractors giving most of their attention to the construction of buildings of this type. With this temporary let-up on apartments, the market, as far as demand is concerned, will be better than ever, when it is resumed. Builders, undoubtedly, are pursuing the right course, and it should redound to the strength of the market in the long run."

Activity of the present week has again brought the residence type into prominence. All of the real estate offices report that the majority of their sales have involved the transfer of dwellings. And the majority of the buyers have been home-seekers rather than speculators.

In a number of the subdivisions, construction of several houses is to be commenced this week. Saul's addition is slated for two new ones. Several also are to go up right away in East Arlington, Takoma Park, Chevy Chase, and a number of other sections.

Unimproved property in the outlying sections has been in demand, and firm prices have been brought.

Street. Southeast apartments usually are from three to four stories high, and contain from twelve to fifteen suites.

In the values on unimproved land, an increase of from 10 to 15 per cent has been recorded. As a rule, prices on vacant ground range between 30 cents and \$1.50. Property in the neighborhood of Fifteenth and C streets that could be purchased four years ago at from 12 cents to 20 cents a square foot, sold a year ago at 40 cents, and is now bringing as high as 75 cents. Houses on Pennsylvania avenue, between Fourteenth and Fifteenth streets, which were built and sold two years ago for \$2,500, are now being disposed of for \$3,500, and in many instances, are being sold for \$4,000.

The construction of public buildings has done much toward stimulating values in the southeast. It is in the completion of the House of Representatives building, the Bryant School, on B street, between Thirtieth and Fourteenth streets, one of the largest and handsomest in the city; the new officers' quarters, and a number of other buildings at the Marine Barracks.

**Million-Dollar Plant.**  
A public building that will be completed by November 1 will be the \$1,500,000 Government power plant at Virginia and New Jersey avenues. A number of other big structures are underway and will be completed in the course of a few months.

The growth of the southeast section during the past two years is generally conceded to have been as much as between the ten years between 1897 and 1907. There is every indication that between 1907 and 1911 it will be double what it has been during the past two years.

With the building up of the unsettled localities, the residential status is constantly changing. This is gradually tending, however, toward an improved citizenship.

From the standpoint of individual initiative, governmental co-operation and healthy speculation, the other sections of the Capital can put nothing over on the southeast.

## News of Books and the Magazines

It is interesting to know how those who go down to the sea in ships feel toward the God in whose power they live. It is doubly interesting when these feelings are those of a man who for years has studied and written of the art of naval warfare. Capt. A. T. Mahan, U. S. N., in his latest book, "The Harvest Within" (Little, Brown & Co., Boston), gives us an idea of the religious faith of a sailor and a historian. Apparently his belief is sincerely orthodox and Christian—indeed, it is described as "Being Thoughts on the Life of a Christian." Doubtless many will read the book to find out the religious doctrines of a man who is an authority on a subject so distinctly opposed to the Biblical injunctions. Many, too, will want to find out what a cooler head when he deserts his last.

The main idea of the book is "that man today is susceptible of an entire change for Jesus Christ, resembling, but surpassing, that which has been shown in past times for this or that historical character in many nations, and that perhaps the most important of these is Power, Likeness, Intercourse, Fulfillment, and Hope—the arguments for this thesis are given. The proof, which perhaps touched with dogma, shows an honest effort after truth, and offers opportunity for the utterance of many wise and helpful maxims on life and conduct. But perhaps the chief charm of Captain Mahan's meditations is that they are the fruit of a long and thoughtful life, and illuminate that life by disclosing its guiding principle.

**September Smart Set.**  
"John Paget's Progress," by W. H. G. Wyndham-Martin, is the leading novel, etc. in the September "Smart Set." It is the story of a fight for a Western railroad between a Wall street giant and an Englishman—son of an earl. It is full of action and romance. Beatrice Demarest Lloyd has a clever essay on the "Inconveniences of Spiritualism."

**On Tennyson's Burial.**  
Writing in the Times' Book Review, Richard Le Gallienne has the following characteristic bit on the death of Tennyson whose centenary birthday last week called for fresh tribute from all over the world:  
"Who that was there will ever forget that morning in Westminster Abbey, the ineffable, sweet solemnity of the beautiful death music, as to the ethereal station master, 'Some railroads don't know or care any more about the safety of its passengers than a section handler does."

"I do not pretend to know much about railroads, but I do know my car should not be left on the main track for so long a time without lights. I want lights out there at once. Somebody will hear from this tomorrow."

The lights were placed on her car and a messenger was rushed to the general superintendent. Mrs. Ryan returned to the car and the door closed with a bang.

**PRINTERS' FAMILIES WILL GET BENEFITS**  
Tax Is Levied on Earnings of All Members of the Union.

ST. JOSEPH, Mo., Aug. 14.—Death benefits for families of printers were authorized in a resolution passed by the fifty-fifth annual convention of the International Typographical Union. A tax of one-half of 1 per cent on all earnings is provided for and the benefits will range from \$5 to \$400, according to the length of membership. Since members of the union earn about \$20,000 a year, the income will be \$200,000.

sing of his own 'Silent Voices,' the great coffin, wreathed with laurel from Virgil's tomb, was carried in by illustrious friends, whose names also were even then becoming legendary—Froude and Jowett and Locky and Keble. At the dead man's side, beneath the laurels and the roses, lay, as we knew, the copy of "Cymbeline" on which his eyes had last rested in the moonlight a few nights before, and the whole beautiful rite was one of those perfect happenings which have a dream-like completeness, the inner spiritual significance and the outer form combining in a harmony of proud pathos indescribably impressive. Here was the majesty of the poet's lot, as our boyish fancies have dreamed it, visibly attested. Here was a noble fame visibly embodied with a sacred eloquence that thrilled the heart. This it was to be a great poet, the voice of a nation's soul—"The song that nerves a nation's heart is in itself a deed."

**Prizes for Amateur Reviewers.**  
Encouraged by the success of their recent competition for the best amateur review of E. P. Benson's novel, "The Climbers," Doubleday, Page & Co. are offering again seven prizes, ranging from \$50 down for the best estimate of Mrs. Humphrey Ward's "Marriage a la Mode." The articles are to be about 250 words and should be submitted not later than September 15. To stimulate interest in the matter the winning reviews have been published in a little booklet, with a list of contestants. If this list can be taken as an evidence of literary appreciation in this country, the Northeast is ahead of the other sections, for three of the prizes were taken by New Englanders, one in New York, two in Illinois, and one in Nashville, Tenn.

**Short Story Novelists.**  
That novelists can likewise turn a hand to the short story is peculiarly illustrated in the August number of Harper's Magazine. Maurice Hewlett, whose latest novel is "The Half-Way House," Amelle Rives, author of "The Golden Rose," Irving Bacheller of "The Hand-Made Gentleman," Josephine Daskam Bacon, Arthur Sherburne Hardy, recalled for "Passes Rose," Alice Brown, famous for her "Rose McLeod," and Edna St. Vincent Millay, whose "Katrina" is the second most popular novel in the country today, are all represented. Incidentally they represent together a capital opportunity for study and comparison in the art of short story-writing.

**Rose O'Neill's Other Book.**  
It is strange that everybody just seems to have discovered Rose O'Neill as an author on the publication of her book, "The Lady in the White Veil" (Harper's). Her drawings in black and white have long been familiar to readers of the illustrated papers, and she has exhibited at two successive salons in Paris, and was elected

a member of the Societe des Beaux Arts. But nobody seems to recall her first novel, published some half dozen years ago, and called, "The Loves of Kady." This was perhaps the most "temperamental" book published in America during that time. It was literally brimming with humor, fine character touches, a study of delicate passions, and absorbing moods. It was distinguished, vivid, true. As her drawing is said to resemble Du Maurier's, so this book had some of his charm of atmosphere. It had some of the immortal youthfulness of "Tidbit." The last fifteen pages contained more genuine heart interest than half a dozen "best sellers." It may be out of print now, but if the tired reader wants a couple of hours of real pleasure, let him get a copy of this novel written in what the author called a tone of "funny pity."

**St. Nicholas for September.**  
The latest issue of St. Nicholas contains the usual goodly offering of reading for the youth, and some that is of interest to the elder youth. "The Story of Dutch Painting," by Charles H. Caffin, is a simple interpretation of the aims and methods of the Dutch masters. It is excellently illustrated. Another interesting article with telling pictures is called "In Rainbow Land," by Amy Sutherland—a description of the wonderful Victoria Falls, Africa. There is a serial by Ralph Henry Barbour, several short stories, and plenty of light verse, the best being "September" in the Elvies Calendar.

**Crawford's Posthumous Popularity.**  
Reports from every city in the country indicate that a wider interest has been aroused by "The White Sister" than by any other of Mr. Crawford's novels published for several years. Anything from his pen has, of course, been certain, for a long time, of a warm welcome from a large army of enthusiasts, but the popular interest in his writings has varied greatly with the individual book. His many admirers will like to think that the success of "The White Sister" shows that the heavy-lidded Crawford's long career as a novelist was more brilliant than his close.

**A New Epic.**  
With the death of Swinburne the lovers of poetry lamented the end of the great Victorian era, but it is not to be supposed that among the younger generation there are not a few who will pick up the torch which the great nineteenth century poets carried so long and so splendidly.

Alfred Noyes, a young man, has already attained in England a popularity scarcely less than that of Stephen Phillips, and has found many admirers in this country. His Drake, a remarkable work in twelve books which he calls an "English Epic," will be published next fall by Frederick A. Stokes Company, who hope for it a large popularity. In spite of the heaviness of the word "epic" this poem is one likely to please a large audience, possibly more so than anything published since the works of Scott or Longfellow. It has already won its spurs in England. Swinburne himself has written to Mr. Noyes praising his noble, patriotic, historic poem, and adding, "I congratulate you on the completion of so high and so grand a task."

## NEW BILL PROHIBITS ADVERTISING LIQUOR

Alabama Places Ban on "Ads"—Is Considered Most Drastic Measure.

MONTGOMERY, Ala., Aug. 14.—A bill so drastic that it prohibits liquor "ads" and considered one of the most radical prohibition measures drawn up has been passed by the lower house of the legislature.

The ban on "ads" was contained in a series which made the bill even more drastic than it originally was. Another addition is to make it a prima facie evidence of guilt if liquors sold are alike in color and taste to the prohibited liquor.

Not only billboard pictures presenting pictures of beer bottles or any reference to liquor, but all newspaper advertising is banned from the premises. Physicians may only dispense liquor for medicinal purposes in towns where there is no licensed pharmacist.

**Billionsness**  
EAT 'EM LIKE CANDY  
Absolutely no gripping.  
ALL DRUGGISTS

## NEW POWER PLANT READY BY NOV. 1

Lighting Works Will Supply Federal Buildings on Capitol Hill.

The new million and a half dollar power plant that is to furnish heat, light, and power for the Capitol and the Congressional buildings, including the Senate and House office buildings, the Congressional Library, and possibly a new Supreme Court office, will be completed and in operation by November 1.

The plant will be equipped with the latest machinery, and unquestionably will be one of the finest of its kind in the world. It is located on Garfield Park, near the intersection of Virginia avenue and New Jersey avenue southeast.

The plant capacity for producing power for heating and lighting will be enormous, as it has sixteen 300-horsepower boilers already installed.

The plant is situated about 2,000 feet from the Capitol, and is connected with all the buildings by tunnels through which the cables and steam pipes are to run. These tunnels are large enough for a man to walk through, and in case of a "break" the trouble can be located with little trouble. Seven thousand feet of tunneling was necessary to connect all of the buildings with the plant.

An idea of what will be required of the plant in the way of lighting can be gained when it is known that 46,000 sixteen-candle power incandescent lights are now in use in the Congressional buildings. Eight thousand of these are in the Library, 10,000 in the House office building, 8,000 in the Senate offices, and 2,000 in the Capitol. In addition to this there are distributed throughout the Capitol grounds 150 arc lights.

Elliott Woods, superintendent of the Capitol grounds, has the erecting of the plant under his general supervision. C. P. Gilem, chief electrical engineer for the Capitol, has the installation of the electrical machinery that time. It was literally brimming with humor, fine character touches, a study of delicate passions, and absorbing moods. It was distinguished, vivid, true. As her drawing is said to resemble Du Maurier's, so this book had some of his charm of atmosphere. It had some of the immortal youthfulness of "Tidbit." The last fifteen pages contained more genuine heart interest than half a dozen "best sellers." It may be out of print now, but if the tired reader wants a couple of hours of real pleasure, let him get a copy of this novel written in what the author called a tone of "funny pity."

## HOUSES COMPLETED IN THE SOUTHEAST

A block of seven two-story bay window, pressed brick houses, located near the corner of Thirteenth and 13 streets southeast, has just been completed by Wright & Hopkins.

The houses are provided with concrete cellars and are trimmed in eastern ash and North Carolina pine. They belong to the best class of building that has characterized the recent growth of the southeast section.

## APARTMENT HOUSE SELLS FOR \$5,500

The two-story apartment house at 320 Thirteenth street northeast was sold this week by Robert E. Marx, of Charleston, W. Va., to Helen T. Mackall, of this city. The consideration is understood to have been \$5,500.

The building occupies a 5-foot lot and contains two suites, with tiled baths, Willing, Gibbs & Daniel, in connection with W. Graham & Co. engineered the deal.

## SELLS RESIDENCE ON QUINCY STREET

A \$5,500 residence has been sold through Shannon & Luchs by Walter E. Hilton to John J. Fosselman.

The property is located at 1330 Quincy street northwest, and was built several years ago by Harry Wardman from plans prepared by A. H. Beers. It has a colonial design.



## SUNBURN SKINS

And Cuticura Ointment. For sunburn, heat rashes, summer eczemas, itchings, irritations, inflammations, chafings and bites and stings of insects, as well as for preserving, purifying and beautifying the skin, scalp, hair and hands of infants, children and adults, these pure, sweet and gentle emollients are invaluable.

Sold throughout the world. Depots: London, 27, Charterhouse Sq.; Paris, 13, Rue de la Chaussee d'Antin; Australia, H. Town & Co., Sydney; India, H. K. Paul, Calcutta; China, Hong Kong Drug Co.; Japan, Matsuda, Ltd., Tokyo; S. A. America, J. J. L. Ltd., Cape Town; U.S.A., Potter Drug & Chem. Corp., 115 E. 15th St., New York; Boston, 25, State St.; Chicago, 115 E. Wacker Drive; St. Louis, 115 E. Wacker Drive; Philadelphia, 115 E. Wacker Drive; San Francisco, 115 E. Wacker Drive; Seattle, 115 E. Wacker Drive; Portland, 115 E. Wacker Drive; Tacoma, 115 E. Wacker Drive; Vancouver, 115 E. Wacker Drive; Victoria, 115 E. Wacker Drive; Montreal, 115 E. Wacker Drive; Quebec, 115 E. Wacker Drive; Ottawa, 115 E. Wacker Drive; Toronto, 115 E. Wacker Drive; Winnipeg, 115 E. Wacker Drive; St. Paul, 115 E. Wacker Drive; Minneapolis, 115 E. Wacker Drive; Chicago, 115 E. Wacker Drive; St. Louis, 115 E. Wacker Drive; Philadelphia, 115 E. Wacker Drive; San Francisco, 115 E. Wacker Drive; Seattle, 115 E. 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